

Bay Area Housing Policies Summary, 2015

Source: ABAG Analysis, January 2015

Top 10 most commonly adopted housing policies and programs in the Bay Area:

Rank	Policy	Number of Jurisdictions	Percent of All Jurisdictions
1	Mixed Use Zoning	95	87%
2	Density Bonus Ordinances	93	85%
3	Reduced Parking Requirements	78	72%
4	Has a Second Unit Ordinance?	77	71%
5	Streamlined Permitting Process	76	70%
6	Inclusionary/Below Market Rate Housing Policy	76	70%
7	Condominium Conversion Ordinance	73	67%
8	Homeowner Rehabilitation program	68	62%
9	In-Lieu Fees (Inclusionary Zoning)	64	59%
10	Reduced Fees or Waivers	60	55%

Adopted Housing Policies or Programs as a Percentage of Jurisdictions per County									
Market Rate Housing Production Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
1. Reduced Parking Requirements	87%	85%	67%	67%	100%	62%	81%	38%	60%
2. Streamlined Permitting Process	93%	80%	67%	100%	100%	48%	56%	63%	70%
3. Graduated Density Bonus (parcel assembly)	27%	15%	0%	0%	100%	19%	31%	13%	0%
4. Form-based codes	33%	15%	0%	0%	100%	24%	13%	13%	30%
5. Mixed Use Zoning	93%	90%	83%	100%	100%	81%	81%	88%	90%
6. Housing Overlay Zone	13%	15%	33%	67%	0%	14%	13%	13%	10%
Affordable Housing Production Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
7. Density Bonus Ordinances	87%	95%	75%	83%	100%	86%	88%	75%	80%
8. Inclusionary/Below Market Rate Housing Policy	73%	75%	58%	83%	100%	71%	69%	38%	80%
9. Condominium Conversion Ordinance	87%	70%	67%	67%	100%	57%	56%	50%	80%

Anti-Displacement Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
10. Just Cause Evictions	27%	5%	0%	0%	100%	5%	0%	0%	0%
11. Rent Stabilization	20%	20%	0%	17%	100%	5%	25%	0%	30%
12. Acquisition/Rehabilitation/Conversion Program	60%	75%	17%	17%	100%	38%	69%	75%	20%
13. Preservation of Mobile Homes (Rent Stabilization ordinances)	40%	10%	17%	67%	0%	19%	50%	13%	80%
14. SRO Preservation Ordinances	13%	60%	8%	33%	100%	14%	19%	25%	30%
15. Homeowner Rehabilitation program	87%	55%	50%	50%	100%	76%	69%	50%	30%
16. Other Anti-Displacement Strategies	33%	20%	25%	0%	100%	33%	19%	25%	0%
Local Affordable Housing Funding Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
17. Reduced Fees or Waivers	60%	65%	92%	67%	0%	43%	63%	25%	20%
18. General Fund Allocation Incl. former RDA "Boomerang" Funds	20%	15%	0%	0%	100%	14%	13%	13%	10%

Local Affordable Housing Funding Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
19. In-Lieu Fees (Inclusionary Zoning)	80%	65%	42%	83%	100%	48%	56%	13%	80%
20. Housing Development Impact Fee	53%	45%	17%	33%	100%	29%	25%	0%	20%
21. Commercial Development Impact Fee	53%	35%	17%	67%	100%	10%	38%	0%	40%
22. Other taxes or fees dedicated to housing	27%	15%	8%	50%	100%	19%	19%	13%	10%
Locally Funded Other Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
23. Locally Funded Homebuyer Assistance Programs	53%	65%	17%	33%	100%	24%	56%	50%	30%
24. Tenant-Based Assistance	47%	50%	8%	0%	0%	10%	50%	13%	0%
25. Home sharing programs	27%	15%	33%	0%	100%	76%	38%	0%	0%

By Right Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
26. Jurisdictions with public housing units	40%	35%	25%	0%	100%	10%	13%	0%	10%
27. Jurisdictions with group homes	80%	55%	33%	50%	100%	57%	50%	25%	40%
28. Jurisdictions with second unit ordinances	87%	70%	83%	50%	100%	67%	81%	38%	60%
By Right Strategies	Alameda	Contra Costa	Marin	Napa	San Francisco	San Mateo	Santa Clara	Solano	Sonoma
29. Jurisdictions with emergency shelters	67%	30%	8%	0%	100%	33%	31%	13%	20%
30. Jurisdictions with Affordable Housing Complexes	87%	60%	33%	50%	100%	43%	63%	38%	50%

Policy Definitions

Market Rate Housing Production Strategies:

1. *Reduced Parking Requirements* Reduced parking requirements to facilitate housing development (market or affordable).
2. *Streamlined Permitting Process* One-stop permitting or priority processing for certain kinds of housing developments (market or affordable).
3. *Graduated Density Bonus (parcel assembly)* Under the same zoning designation allow greater density with greater lot size to facilitate parcel assembly
4. *Form-based codes* Zoning codes that specify development requirements to an extent that development proposal meeting the requirements can be speedily entitled without conditional use permitting
5. *Mixed Use Zoning* Allows for compatible non-residential use on a given parcel
6. *Housing Overlay Zone* Housing overlay zones describe areas where jurisdictions provide incentives for housing development on sites that are not zoned for residential use.

Affordable Housing Production Strategies:

7. *Density Bonus Ordinances* A locally adopted density bonus ordinance that customizes state density bonus law to local priorities
8. *Inclusionary/Below Market Rate Housing Policy* When a jurisdiction requires a certain percentage of housing units in market-rate developments to be affordably priced to income-specified households

Anti-Displacement Strategies:

9. *Condominium Conversion Ordinance* An ordinance that regulates conversion of apartment buildings into condominiums and generally provides tenant protections.
10. *Just Cause Evictions* An ordinance that allows evictions for legally delineated circumstances.
11. *Rent Stabilization* Ordinances that regulate the percentage of annual rent increases, but allow rent to be “reset” at market-rate upon vacancy.
12. *Rehabilitation Program* Programs to purchase, rehabilitate, and then convert properties from a past non-residential (or dilapidated residential) use to affordable (income-restricted) residential

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| 13. <i>Preservation of Mobile Homes (Rent Stabilization ordinances)</i> | Typically rent stabilization ordinances applicable to mobile homes to preserve a source of affordable housing. |
| 14. <i>SRO Preservation Ordinances</i> | Typically rent stabilization ordinances applicable to properties designated “single room occupancy.” |
| 15. <i>Homeowner Rehabilitation program</i> | Grant or low-cost loan programs targeted to home owners to make either minor or major repairs to their properties. |
| 16. <i>Other Anti-Displacement Strategies</i> | Policies that discourage eviction or economic displacement of residents due to market pressures. |

Local Affordable Housing Funding Strategies:

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| 17. <i>Reduced Fees or Waivers</i> | Reduced fees or permit waivers for affordable housing development. |
| 18. <i>General Fund Allocation Incl. former RDA “Boomerang” Funds</i> | An allocation of local funds for affordable housing development and preservation, for instance residual RDA funds. |
| 19. <i>In-Lieu Fees (Inclusionary Zoning)</i> | Fees charged to market rate developers “in-lieu” of the construction of income-restricted ownership or rental units in new developments. |
| 20. <i>Housing Development Impact Fee</i> | A per square foot or per unit development fee levied on market rate residential development that is used to develop or preserve affordable housing. |
| 21. <i>Commercial Development Impact Fee</i> | A per square foot development fee levied on non-residential development that is used to develop or preserve affordable housing. |
| 22. <i>Other taxes or fees dedicated to housing</i> | A local tax or fee (not specified above) dedicated to affordable housing development or preservation. |

Locally Funded Other Strategies:

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| 23. <i>Locally Funded Homebuyer Assistance Programs</i> | Locally-funded homebuyer assistance programs – typically down payment assistance for first time buyers. |
| 24. <i>Tenant-Based Assistance</i> | Locally-funded monetary assistance to tenants on a one-time or ongoing basis. |
| 25. <i>Home sharing programs</i> | Locally-funded programs that encourage homeowners with extra rooms to “share” or room with a pre-screened tenant. |

By Right Strategies:

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| 26. <i>Public Housing</i> | Jurisdiction has public housing units |
| 27. <i>Group Homes</i> | Jurisdiction has group homes |
| 28. <i>Second Unit Ordinance</i> | Jurisdiction has a second unit ordinance |
| 29. <i>Emergency Shelters</i> | Jurisdiction has an emergency shelter or shelters |
| 30. <i>Affordable Housing Complexes</i> | Jurisdiction has at least one affordable housing complex |